

Date: February 04, 2020

To: Michael Gushard, SDCI  
Michael.gushard@seattle.gov

Re: **Project 3030684-LU**  
**4311 7th Ave NE, Seattle, WA 98105**  
**Land Use Correction Notice #2 Response**

1. Advisory Note: Fiber-Cement Detailing at Building Permit Application

In the documents submitted through the Design Review process, exterior cladding materials have been represented as flat, plumb, square and true. Please note that for painted fiber-cement siding materials with a thickness of less than 3/8", complete details demonstrating high-quality installation will be needed in the building permit application. Siding details should include: typical wall assembly, material transitions, corner details (inside and out), typical window and door (head/jamb/sill), type and spacing of furring material\*, flashing type and gauge, siding flatness tolerance (an industry standard is <3/16" over 8'-0")\*\*, and dimensioned panel layout (can be partial if global notes included).

\*For commercial construction, the principal manufacturers of cementitious-board siding require their products to be installed in a ventilated rain screen assembly. If a different system is proposed for this project, please demonstrate clearly how this assembly will ensure that all siding materials remain level, square, plumb, and true for the reasonable life of the building.

\*\* Because thin cementitious materials have little inherent structural integrity, their appearance is dependent on the quality of the substrate to which they are attached. Wood framing is considered rough (vs. finish) work and will usually require adjustment to create a flat, stable substrate.

**Response: Typical cement panel siding details have been added to new sheet A6.00, including a General Notes section specifying minimum panel flatness tolerances and flashing gauges and materials. A second new sheet, A6.01, has been added with elevational enlargements of typical portions of the North and South facades. These enlarged elevations provide typical dimensions for the proposed composition of cement panels and reveals.**

2. Design Review - Packets

- a) Please upload the Draft Recommendation Packet to the Design Review website via the instructions found on the Design Review website. See Digital Submissions Instructions for assistance in uploading packets to the website.
- b) You are responsible for working with the assigned Planner to develop and refine the packet in preparation for the Recommendation meeting
- c) Submit the Final Design Review Board packets to SDCI at least 10 days prior to the date of the DRB meeting
- d) Submit eight hard copies of the final packet to me (and may be delivered directly to the 19<sup>th</sup> floor elevator lobby) 10 days prior to the Recommendation meeting date.

**Response: The Design Review packet has been previously uploaded. As this project requires an Administrative Review and not a full Design Review, it is our understanding that no physical printed copy is required.**

3. Design Review – Materials

Please include a photo of the color and materials palette in the Recommendation packet AND bring a physical color and materials board to the Recommendation meeting. Please follow the Applicant Guide to prepare and submit your materials board.

**Response: Photos of the proposed project materials and colors were included in the Design Review packet uploaded previously. Similarly to Item 2, our understanding is that an Administrative Review does not require physical submittals**

Thank you,

A handwritten signature in black ink, appearing to read 'Chris Ford', with a stylized, cursive script.

Chris Ford, Principal

Please contact our office regarding any errors or omissions.